

Plans, Master Plans and Amendments

Report to the Board – January 15th through February 14th, 2011

Municipality	Borough of Mountain Lakes
Document	Borough of Mountain Lakes Community Facilities and Utilities Plan Element
Adoption	February 24, 2011
Summary	Master Plan amendments focusing on existing facilities and utilities and their ongoing maintenance.

- Mountain Lakes considers itself essentially developed. The Community Facilities and Utility Plan Element focuses on the needs of existing development and the maintenance of existing systems in light of changing conditions.
- The Plan describes existing Community Facilities, including Public Schools, Public Library, Borough Hall, Fire Department, Police Department, Department of Public Works and Dams. Over the past ten years, upgrades to many of these facilities were completed. The Plan does not anticipate significant expansion of these facilities in the near future.
- Utilities topics addressed include Energy, Telephone, Cable TV, Public Potable Water, Sanitary Sewer Systems and Storm Drainage. Sanitary sewer capacity is considered adequate for present and future needs. Water supply is also considered adequate, but there are concerns regarding the long-term impact of development in the region on water supply, as the aquifer upon which the Borough depends crosses municipal boundaries into areas of “rapid development.” Water leakage (unaccounted for and unbilled water usage) from the distribution system was reduced from 27% in 2008 to 14% in 2010.
- Future proposals focus on maintenance and gradual updates of existing infrastructure systems. There is an increased emphasis on the efficient utilization of community buildings and coordination between the Board of Education and the Borough Council to make the best use of existing resources.
- The Borough currently shares services and equipment with other towns, is part of the county police and fire dispatch system, has agreements with Denville, Boonton and Parsippany for shared water services and fire department services and shares court services with Denville. The Plan recommends looking for potential opportunities to increase shared services over a long-term (15-20 year) planning horizon to better control costs and maintain service quality. Specific recommendations are not included.